130.0	0001	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,440,700	/	1,440,700
USE VALUE:	1,440,700	/	1,440,700
ASSESSED:	1,440,700	/	1,440,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		PELHAM TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CANDELL LAWRENCE M
Owner 2:	CANDELL AMY L
Owner 3:	
Street 1:	16 PELHAM TERR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	WINKELLER MARK J -
Owner 2:	WINKELLER RACHEL HARRIS -
Street 1:	16 PELHAM TERR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,569 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1800, having primarily Wood Shingle Exterior and 4116 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6569.000	880,100	5,200	555,400	1,440,700
Total Card	0.151	880,100	5,200	555,400	1,440,700
Total Parcel	0.151	880,100	5,200	555,400	1,440,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 350.02 | /Parcel: 350.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	83974
GIS Ref	
GIS Ref	
Insp Date	10/14/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 130.0-0001-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	880,000	5200	6,569.	555,400	1,440,600	1,440,600	Year End Roll	12/18/2019
2019	101	FV	660,800	5200	6,569.	586,200	1,252,200	1,252,200	Year End Roll	1/3/2019
2018	101	FV	660,800	5200	6,569.	431,900	1,097,900	1,097,900	Year End Roll	12/20/2017
2017	101	FV	660,800	5200	6,569.	413,400	1,079,400	1,079,400	Year End Roll	1/3/2017
2016	101	FV	660,800	5200	6,569.	382,600	1,048,600	1,048,600	Year End	1/4/2016
2015	101	FV	615,200	5200	6,569.	320,900	941,300	941,300	Year End Roll	12/11/2014
2014	101	FV	615,200	5200	6,569.	313,500	933,900	933,900	Year End Roll	12/16/2013
2013	101	FV	615,200	5200	6,569.	298,700	919,100	919,100		12/13/2012

!10162!

PRINT

Date	Time
12/11/20	00:30:14

LAST REV

Date	Time
10/30/17	08:52:00
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10162

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WINKELLER MARK	50027-19		8/30/2007		1,065,000	No	No		
WINKELLER MARK	27158-323		3/26/1997	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	83974
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/14/2017	MEAS&NOTICE	HS	Hanne S
2/7/2009	Meas/Inspect	336	PATRIOT
12/3/2008	MLS	MM	Mary M
12/12/1999	Inspected	263	PATRIOT
11/18/1999	Mailer Sent		
11/3/1999	Measured	243	PATRIOT
8/8/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6569		Sq. Ft.	Site		0	90.	0.94	10									555,365						555,400	

Total AC/HA: 0.15080 | Total SF/SM: 6569 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 555,365 | Spl Credit | Total: 555,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	6 - Saltbox		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1800	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	4	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.90510201
Const Adj.:	1.00689924
Adj $ / SQ:	118.475
Other Features:	147300
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	922518
Depreciation:	42436
Depreciated Total:	880082

COMMENTS

643-6604 OF=BMT SINK & 2ND SINK IN FBATH
1 GAS FHW 1 GAS FHA.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	7	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	7	M
Totals			
1	11	7	

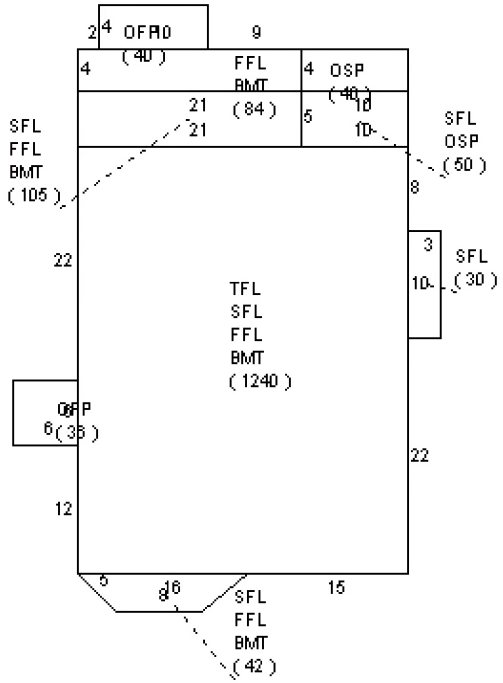
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	157.57
Special Features:	0	Val/Su Net:	152.98
Final Total:	880100	Val/Su SzAd	213.82

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,471	35.540	52,283
FFL	First Floor	1,471	118.480	174,277
SFL	Second Floor	1,467	118.480	173,803
TFL	Third Floor	1,178	118.480	139,564
OSP	Screen Porch	90	38.580	3,472
OFP	Open Porch	76	38.470	2,924

	Net Sketched Area:	5,753		Total:	546,323
Size Ad	4116	Gross Are	5815	FinArea	4116

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
TFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

130.0-0001-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	14X21	A	AV	1910	23.50	T	40	101			4,100			4,100
19	Patio	D	Y	1	15X32	G	AV	1960	3.79	T	40.8	101			1,100			1,100

More:	N	Total Yard Items:	5,200	Total Special Featues:		Total:	5,200